

**STATE OF HAWAII**  
**DEPARTMENT OF LAND AND NATURAL RESOURCES**  
**Office of Conservation and Coastal Lands**  
**Honolulu, Hawaii**

Board of Land and Natural Resources  
Department of Land and Natural Resource  
State of Hawai'i  
Honolulu, Hawai'i

FILE NO.: CDUA OA-3358  
REF: OCCL: MC  
Acceptance Date: June 30, 2006  
180 Exp. Date: December 27, 2006

October 13, 2006

**REGARDING:** State Civil Defense Warning and Communications Device Installation

**APPLICANT:** State of Hawai'i Department of Accounting and General Resources, 1151 Punchbowl Street, Honolulu HI 96813

**AGENT:** Wilson Okamoto Corporation, 1907 S. Beretania Street Suite 400, Honolulu HI 96826

**LANDOWNER:** Moanalua Valley Properties, LLC, First Hawaiian Center, 999 Bishop Street, Suite 2800, Honolulu, HI 96813

**LOCATION:** Moanalua Valley neighborhood Park, Honolulu District, O'ahu

**TMK:** (1) 1-1-12:35

**AREA OF USE:** Twelve square feet

**SUBZONE:** General

**DESCRIPTION OF AREA:**

The City and County of Honolulu leases the land for the Moanalua Valley Neighborhood Park from Moanalua Valley Properties, LLC, and has managed the Park since the 1980's. 2.848-acre park is primarily used by nearby residents, and contains two outdoor basketball courts, a comfort station, play equipment, and a paved parking lot for fifteen to twenty vehicles. It is approximately 8 miles west of downtown Honolulu, and 1.6 miles east of the Moanalua Freeway.

The park is bounded by residences to the southwest and the State Forest Reserve on the other side, as shown in **Exhibit 1**. A manmade concrete drainage channel runs along the southern boundary of the park. The remainder of the Park is a grassy field extending up

to the edges of the forest reserve boundary. There are a small number of monkeypod trees [*Samanea saman*] scattered through the Park, but no native or indigenous species.

Moanalua Valley is fully developed with single-family residences, including a number of residences at the entrance to the Park.

There are no visible archaeological or historic sites.

#### **PROPOSED USE:**

The State Civil Defense proposes to install a single 24-inch diameter timber pole holding a Type EWDS 612 uni-directional Civil Defense warning siren. Accessory structures include a siren control box, battery cabinet, radio antenna, and grounding rod. A solar power array will provide power. In this document the term *siren pole* will hereafter refer to the entire structure. The siren pole will rest on a four-foot diameter concrete pad. The entire structure will occupy 12 square feet of land and rise 45 feet above the surrounding ground. **Exhibit 2** shows the siren plan.

The siren pole will be located 200' to 250' from the nearest residence. It will replace an older siren on Ala Lani Street.

The Civil Defense warning siren is the basic initial method used alert the public of an impending emergency condition, such as an approaching hurricane or tsunami. It will be tested on the first working day of the month at 11:45 a.m. The siren will emit a steady tone with a loudness of 115 to 124 decibels at 100 feet.

On May 17, 2004 the Governor signed Act 076 (House Bill 2439 and Senate Bill 2914, Relating to Civil Defense Sirens). This act *expedites the construction, installation, maintenance, repair, and replacement of civil defense warning or signal devices and sirens by exempting these items from the definition of "development" for purposes of coastal zone management*. The result of Act 067 is that civil defense warning devices became exempt from the provisions of Chapter 205A, HRS, *Coastal Zone Management*.

The siren pole will be sited in an open area outside the edge of the forest, approximately nine feet east of the basketball court. The site was chosen for its distance from both the Hawaiian Electric Co. lines that run across the park and a road reserve that runs north to south. **Exhibit 3** shows the Siren Pole Site Plan, while **Exhibit 4** contains photographs of the proposed site.

The siren pole will be a self-supporting structure with no guy wires. The siren pole will be solar and battery power and will not require an external electrical connection. The pole will not be lit, and so will neither attract nor distract birds and sea turtles.

The installation of the siren pole will take approximately one month. Installation will be implemented by the State of Hawai'i Department of Accounting and General Services (DAGS). A truck-mounted auger will excavate the hole. An area will be fenced off

during construction. No trees or plants will be removed, and after installation the site will be restored to its original condition. DAGS will require that the contractor follow all best management practices to limit run-off from the site.

**SUMMARY OF COMMENTS:**

The OCCL consulted the following persons and agencies: City and County Department of Planning and Permitting; City and County Department of parks and Recreation; Department of Land and Natural Resources (DLNR) – Division of Conservation and Resource Enforcement (DOCARE), Division of Forestry and Wildlife (DOFAW), State Historic Preservation Division (SHPD), & O'ahu District Land Office (KDLO); Department of Health (DOH); and the Office of Hawaiian Affairs (OHA). A notice of the project was placed in the July 23 edition of the Office of Environmental Quality Control's *Environmental Notice*. A copy of the proposal was also made available to the public at the Hawai'i State Library.

The following comments were received:

City and County Department of Planning and Permitting

No comments.

City and County Department of Parks and Recreation

No comments. The Department has authorized Civil Defense to construct the siren subject to approval of the fee owner.

Office of Hawaiian Affairs (OHA)

No comments specific to the proposal. OHA asks that work will cease and the appropriate agencies contacted should iwi or Native Hawaiian cultural artifacts be found during the project's construction.

DLNR Division of Conservation and Resource Enforcement

No Comment

DLNR Division of Forestry and Wildlife

No Comment

**ANALYSIS:**

Following review and acceptance for processing, the applicant was notified, by letter dated July 10, 2006 that:

1. The proposed use is an identified use within the Conservation District according to the Hawai'i Administrative Rules (HAR), § 13-5-22, P-6, PUBLIC PURPOSE USE, (D-1), *land uses undertaken by the State of Hawai'i or the counties to fulfill a mandated*

*government function, activity, or service for public benefit and in accordance with public policy and the purpose of the conservation district. Such land uses many include transportation services, water systems, communications systems and recreation facilities. The applicant was advised that this finding did not constitute approval of the proposal.*

2. Pursuant to HAR §13-5-40(4), HEARINGS, a public hearing was not required.
3. In conformance with Chapter 343, Hawai'i Revised Statutes (HRS), as amended, and HAR Title 11, Department of Health, Chapter 200, Environmental Impact Statement Rules, Subchapter 5, §11-200(a)(3)(D), the proposed use was exempt.

**SECTION 13-5-30 CRITERIA:**

The following discussion evaluates the merits of the proposed land use by applying the criteria established in Section 13-5-30, Hawaii Administrative Rules (HAR).

1. *The proposed use is consistent with the purpose of the Conservation District.*

The objective of the Conservation District is to conserve, protect and preserve the important natural resources of the State through appropriate management and use to promote their long-term sustainability and the public health, safety, and welfare.

Staff is of the opinion that the proposed action will not impact the natural resources of the park, and that it will positively promote public health, safety, and welfare.

2. *The proposed land use is consistent with the objectives of the Subzone of the land on which the use will occur.*

The objective of the General subzone is to designate open space where specific conservation uses may not be defined, but where urban use would be premature.

Staff is of the opinion that the proposed land use is consistent with the General Subzone's identified land use(s).

3. *The proposed land use complies with the provisions and guidelines contained in Chapter 205A, HRS entitled "Coastal Zone Management", where applicable.*

Staff notes that the proposed project is consistent with Chapter 205A.

4. *The proposed land use will not cause substantial adverse impact to existing natural resources within the surrounding area, community or region.*

Staff is of the opinion that the project will have little to no impact on the existing natural resources.

5. *The proposed land use, including buildings, structures and facilities, shall be compatible with the locality and surrounding areas, appropriate to the physical conditions and capabilities of the specific parcel or parcels.*

Staff notes there are existing telephone and electric poles running across the park. The proposed siren pole does not introduce a new use. Staff is of the opinion the proposed structure fits into the locality and surrounding area.

6. *The existing physical and environmental aspects of the land, such as natural beauty and open space characteristics, will be preserved or improved upon, whichever is applicable.*

Staff notes that the siren pole will have a minimal impact on the availability of open space at the park.

7. *Subdivision of land will not be utilized to increase the intensity of land uses in the Conservation District.*

The proposed project does not involve subdivision of Conservation District land.

8. *The proposed land use will not be materially detrimental to the public health, safety and welfare.*

The proposed action will not be materially detrimental to the public health, safety and welfare. Staff concurs with the applicant.

## **DISCUSSION:**

The proposed use is an identified use within the Conservation District according to the Hawai'i Administrative Rules (HAR), §13-5-22, P-6, PUBLIC PURPOSE USE.

Moanalua Neighborhood Park is currently used by Valley residents for picnicking and sports. The installation of the siren pole will cause some minor inconveniences for users of the nearby pavilion, and the monthly test signal will possibly be a minor annoyance to the neighboring houses. This type of testing is standard practice in both the state and the nation, and no mitigation efforts are needed. OCCL staff does not foresee any long-term significant impacts on park users or on the neighboring community.

There are overhead HECO lines passing through the Park. OCCL staff does not believe that the addition of one similarly sized siren pole will result in a significant visual or aesthetic impact.

The Park has been previously landscaped. The terrain is flat and covered in grass. The park is dotted with a few isolated monkeypod trees. There are no endangered or at-risk species on the site. The pole will not be lit, and so should not impact migrating birds.

OCCL staff does not believe that the installation and maintenance of the siren pole will result in any significant environmental impact.

Staff is of the opinion that the proposed project will supply a necessary public service, and will help the State and County Civil Defense protect the safety and welfare of the community. OCCL staff believes that the project will have little to no impact on Moanalua Neighborhood Park's function, beauty, or ecology.

Staff therefore recommends;

**RECOMMENDATION:**

Based on the proceeding analysis, staff recommends that the Board of Land and Natural Resources APPROVE this application to install a State Civil Defense Disaster Warning and Communication Device at Moanalua Neighborhood Park (for public safety purposes), subject to the following terms and conditions:

- 1) The applicant shall comply with all applicable statutes, ordinances, rules, regulations, and conditions of the Federal, State and County governments;
- 2) The applicant shall comply with all applicable Department of Health administrative rules. Particular attention should be paid to Hawaii Administrative Rules (HAR) Section 11-60.1-33, "Fugitive Dust" and to Chapter 11-46, "Community Noise Control;"
- 3) Any work done on the land shall be initiated within one year of the approval of such use, and unless otherwise authorized be completed within three years of the approval. The applicant shall notify the Department in writing when construction activity is initiated and when it is completed;
- 4) Before proceeding with any work authorized by the Board, the applicant shall submit four (4) copies of the construction and grading plans and specifications to the Chairperson or his authorized representative for approval for consistency with the conditions of the permit and the declarations set forth in the permit application. Three (3) of the copies will be returned to the applicant. Plan approval by the Chairperson does not constitute approval required from other agencies;
- 5) In issuing this permit, the Department has relied on the information and data that the applicant has provided in connection with this permit application. If, subsequent to the issuance of this permit, such information and data prove to be false, incomplete or inaccurate, this permit may be modified, suspended or revoked, in whole or in part, and/or the Department may, in addition, institute appropriate legal proceedings;

- 6) The applicant understands and agrees that this permit does not convey any vested rights or exclusive privilege;
- 7) Where any polluted run-off, interference, nuisance, or harm may be caused, or hazard established by the use, the applicant shall be required to take measures to minimize or eliminate the polluted run-off, interference, nuisance, harm, or hazard;
- 8) The applicant acknowledges that the approved work shall not hamper, impede or otherwise limit the exercise of traditional, customary or religious practices in the immediate area, to the extent such practices are provided for by the Constitution of the State of Hawaii, and by Hawaii statutory and case law;
- 9) During construction, appropriate mitigation measures shall be implemented to minimize impacts to the marine environment, off-site roadways, utilities, and public facilities;
- 10) The applicant will prepare an archaeological monitoring plan and submit it to SHPD, coordinate the beginning and end of the field work with SHPD, have an archaeological monitor present during all ground-altering activities, and contact SHPD if any significant deposits or skeletal remains are discovered;
- 11) Other terms and conditions as may be prescribed by the Chairperson; and
- 12) Failure to comply with any of these conditions shall render this Conservation District Use Permit null and void.

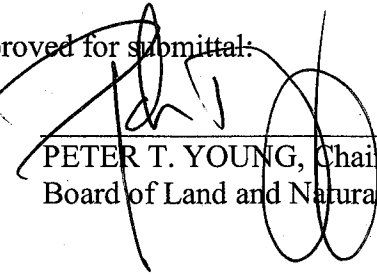
Respectfully submitted,



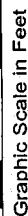
Michael Cain  
Staff Planner

Approved for submittal:

By:



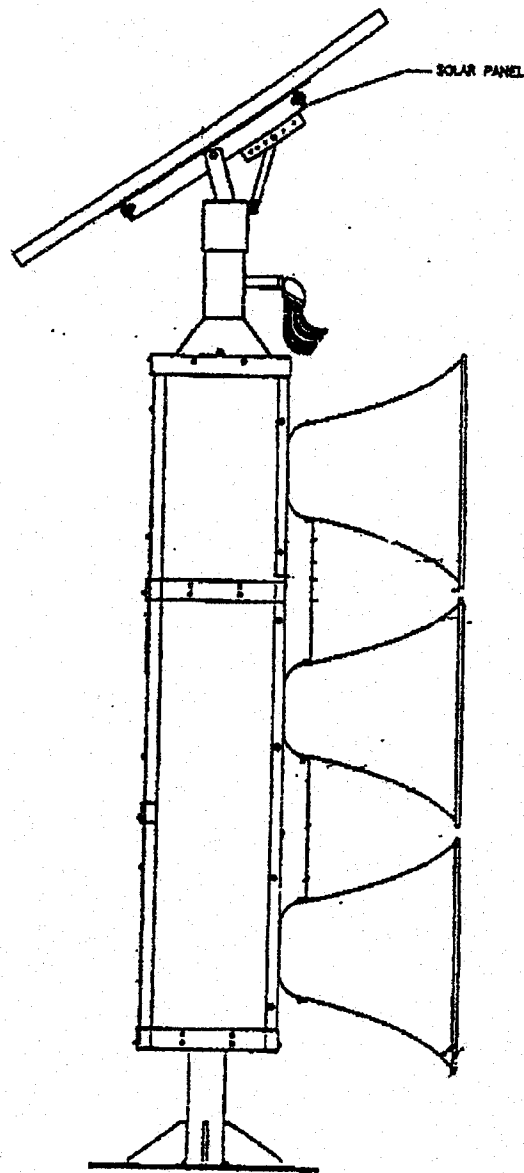
PETER T. YOUNG, Chairperson  
Board of Land and Natural Resources



# Project Location Map







**MOANALUA SITE #137, MODIFIED 612 SPEAKER ARRAY**

STATE CIVIL DEFENSE  
DISASTER WARNING AND COMMUNICATION DEVICES

REFERENCE SHEET NO: E-10

SKETCH NO.: **SKE-2**

TG 00490 v04.08  
DAGS Job No. 12-14-7151

Addendum No. 1 (02/24/2006)  
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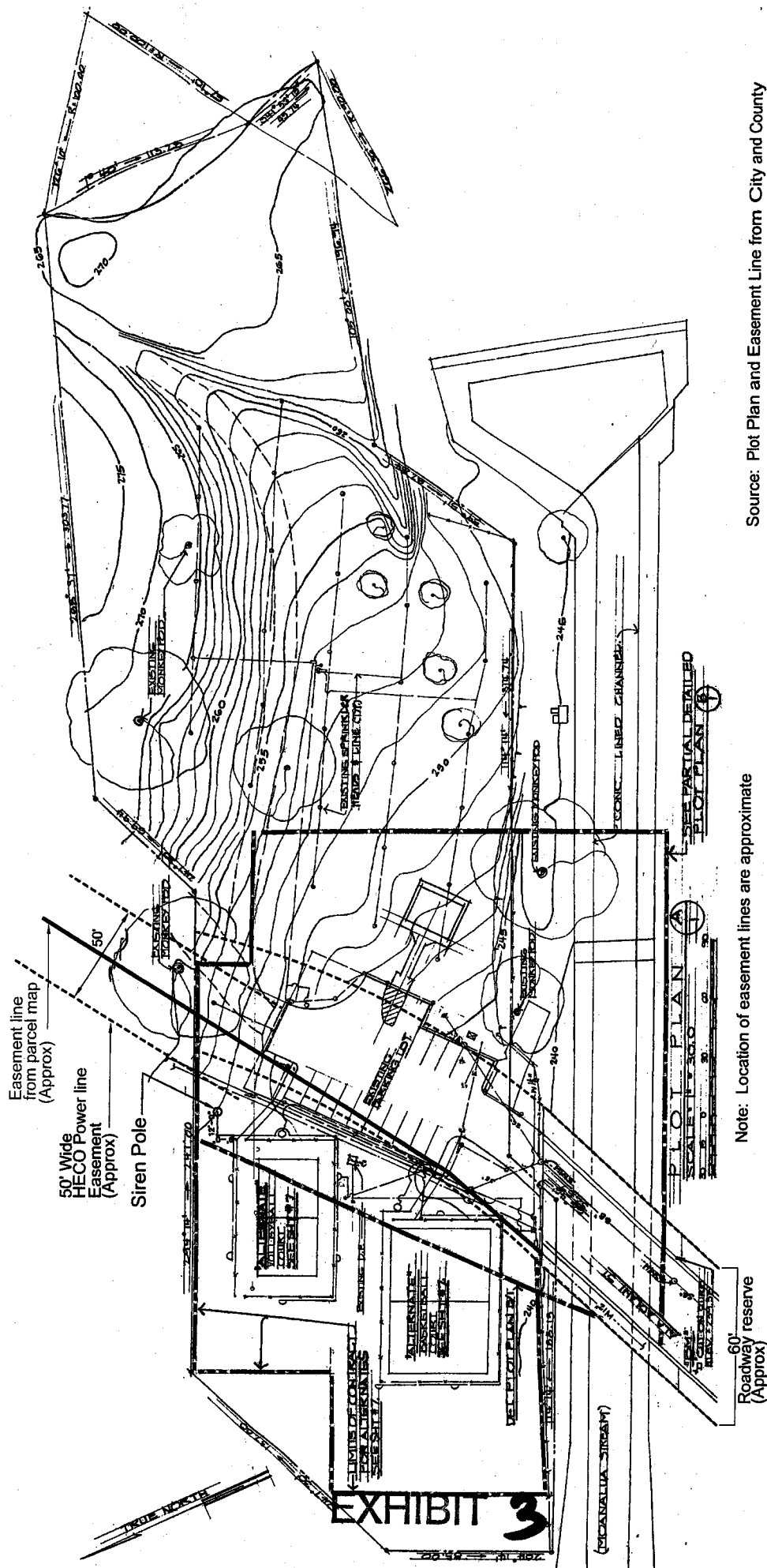


**WILSON OKAMOTO**  
CORPORATION  
ENGINEERS • PLANNERS

**HAWAII STATE CIVIL DEFENSE WARNING AND  
COMMUNICATION DEVICES, STATEWIDE**


**EXHIBIT 2 Siren Plan**

**FIGURE  
5**



Note: Location of easement lines are approximate

Source: Plot Plan and Easement Line from City and County of Honolulu Department of Parks and Recreation files

 WILSON OKAMOTO CORPORATION ENGINEERS-PLANNERS	HAWAII STATE CIVIL DEFENSE WARNING AND COMMUNICATION DEVICES, STATEWIDE  Moanalua Valley Neighborhood Park Siren Pole Site Plan	FIGURE 3
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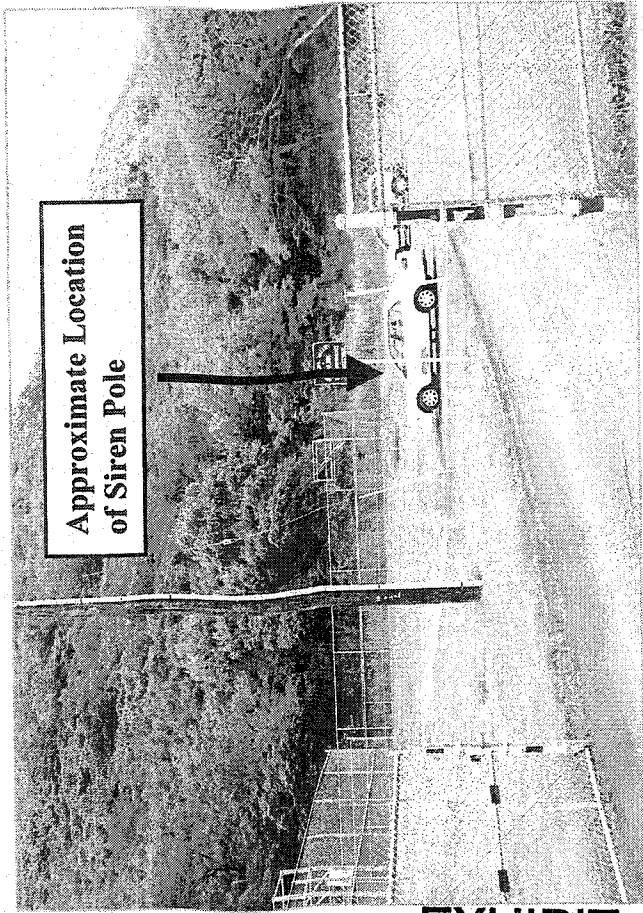


Photo 1 Siren pole project site looking north



Photo 2 Siren pole project site looking west

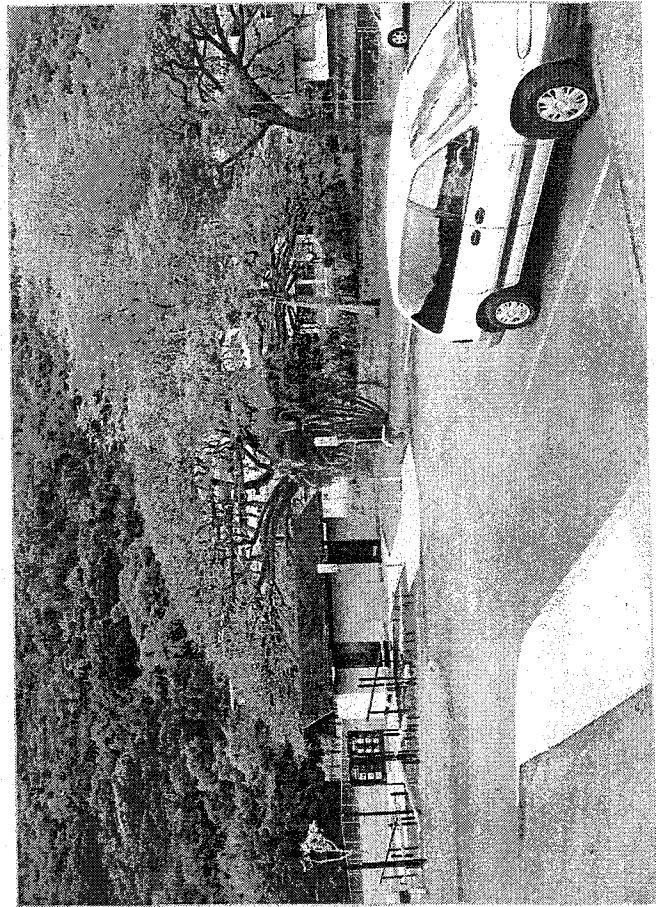


Photo 3 Other Park improvements looking southeast

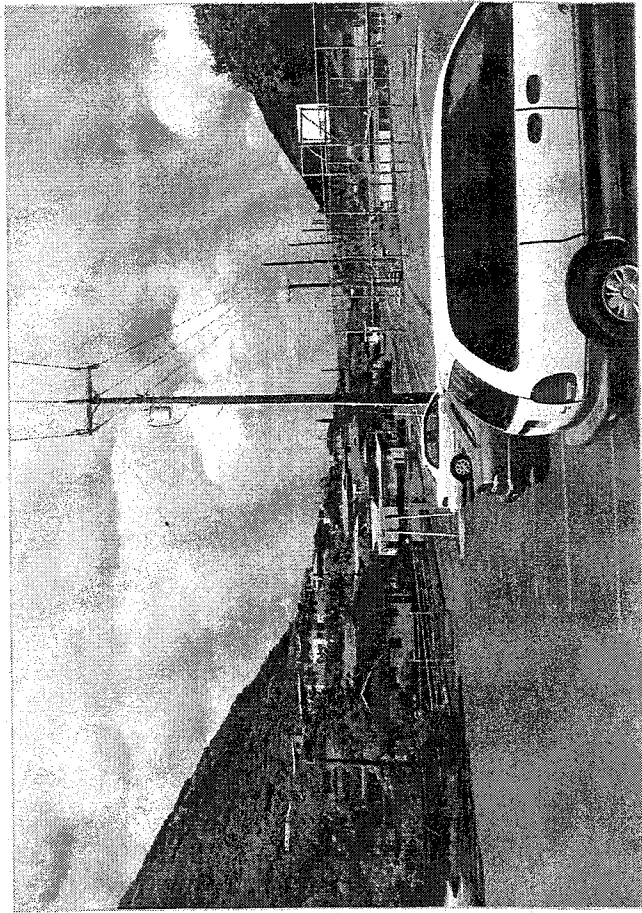


Photo 4 Other poles and lines into the Park looking south